

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting March 20, 2014 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

David Lahousse, Chairman
Bernadette Rochefort, Vice Chairwoman
Sally Anthony
Roger Bouchard
Theresa Corbeille
Janet Lemieux

Robert Kulik, Executive Director
Duncan C. Speel, Deputy Director
Attorney Michael Murphy
Procurement Officer Susan Castrataro
Kathy Dorgan, Dorgan Architecture & Planning
Commissioner Charles Baldelli – absent

2. Good and Welfare for the Audience
3. Good and Welfare for the Commissioners
4. The Chairman asked for a motion to accept the minutes for the February 20, 2014. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille

Commissioner Lemieux

5. Vice Chairwoman Rochefort made a motion to take new business Items A and C out of order. The Chairman seconded the motion.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

6. The Chairman asked for a motion to approve Item A: The award of contract for IT Services to the low, responsive, responsible bidder in the best interest of the Housing Authority; Intellibeam. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

Procurement Officer Castrataro gave a brief summary of the bid process.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

7. Chairman Lahousse asked for a motion to approve Item C. Resolution #1129: Permit Choice Neighborhoods Sub-Committee and Executive Director the authority to begin preliminary discussions or considerations with developers related to transformation of the Veterans Memorial Housing Development. Vice Chairwoman Rochefort made a motion which was seconded by Commissioner Anthony.

Chairman Lahousse presented a Choice Neighborhoods subcommittee update stating that it is time to secure a developer for the project. This resolution allows the Executive Director and the subcommittee the authority to look for a

developer. Architect Dorgan agreed with the Chairman's synopsis, noting that the terms and conditions agreed to with the developer will have to come before the Board for approval. Commissioner Anthony asked if any of the developers were from RI. Ms. Dorgan said both developers under consideration are from out of state. The Chairman noted that a firm with very specific knowledge of the complexity of the issues is needed. She also noted that this is the developer, not the contractor, at this point.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

8. Chairman Lahousse asked for a motion to accept the bills paid for the month of February 2014. A motion was made by Commissioner Anthony and seconded by Commissioner Corbeille.

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

9. Chairman Lahousse asked for a motion to accept and place of file the Communications and Interest of the Authority – A. A motion was made by Vice Chairwoman Rochefort and seconded by Chairman Lahousse.

Commissioner Lemieux asked about the RHF. The Director explained that it was for use at Veteran's Memorial redevelopment only, or perhaps for blighted properties in the City.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

Commissioner Bouchard made a motion to go back to Good and Welfare for the Commissioners. Commissioner Lemieux seconded.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

Commissioner Bouchard apologized to Procurement Officer Castrataro, the Chairman the Vice Chairwoman, the Director and the others associated with the IT bid review process because he failed to show up to a key meeting earlier in the week. He asked that his apology be accepted and noted that while he did not attend the meeting he did do his homework and agreed completely with the decision of the committee.

7. Report of the Secretary

Chairman Lahousse asked for a motion to accept and place on file, the report of the Secretary, for purposes of discussion. A motion was made by Commissioner Lemieux and seconded by Vice Chairwoman Rochefort.

The Director informed the Board that he has been working to get additional funding not only for the Assisted Living residents but also for senior housing residents. There are two HUD grants under which the Director would like to partner with Brown University School of Medicine, CVS and Lifespan to come in as a consortium to adopt our public housing residents in an attempt to keep them healthy. Commissioner asked if it was for physical well-being and asked about

mental well-being. The Director said he would like to work with Providence facilities. Grant Writer Ian Tink will assist with writing the two grants.

The Director reported that all 50 units at St. Germain Manor Assisted Living are full and that we are currently working to establish a waiting list. The newly renovated buildings 20, 25, 28, and 30 at Veteran's are fully occupied with building 35 nearly full.

Vice Chairwoman Rochefort commented that the Brown University name is well known at the high-rises because of the Viva Bien program, so a new program from Brown (medical) would be well received. She did note that many would question the overlooking of the Woonsocket hospital. The Director said we could look at it.

Commissioner Lemieux asked about the rent collection activity at the Assisted Living; going better, sometimes residents forget their appointments, same as with other residents. Commissioner Bouchard asked about the HUD grants; do you have to have a pre-existing partnership? Yes. Commissioner Bouchard supports the Brown/Lifespan partnership but said that once word is out, the locals may want in on it. The WHA might want to give them an opportunity to form a partnership.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

7A. Report of the Deputy Director

Chairman Lahousse asked for a motion to accept and place on file, the report of the Deputy Director, for purposes of discussion. A motion was made by Vice Chairwoman Rochefort and seconded by the Chairman.

The Deputy submitted his report as written. He stated that the last building at Veteran's Memorial has been completed less the temperature sensitive issues such as landscaping and paint. REAC inspections are upcoming. The Physical Needs Assessment will be advertised as it is every five years, and an energy performance survey will be conducted at the same time by a separate agency.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

7B. Reports of Direct Staff, Legal and Financial

Chairman Lahousse asked for a motion to receive and place on file, the reports of Direct Staff, Legal and Financial. A motion was made by Commissioner Lemieux and seconded by Vice Chairwoman Rochefort.

The Chairman asked about smoking in the high-rises and how widespread it is. The two resident Commissioners said it is very bad, especially after business hours and on weekends. There was some further discussion regarding the difficulty in enforcing the regulation, even though it is a lease violation. The Deputy suggested pursuing it in regard to the health hazard presented to employees who have to work in the units. The Chairman suggested e-cigarettes; the Housing Manager has distributed information for them. The Director said we would look into it. Commissioner Bouchard noted that in Maine they made it a statewide issue that there is no smoking in public housing and the judges are supporting the eviction process.

The Chairman asked about bedbugs. The Deputy reported that at the present there is no infestation at the high-rises. Prior housekeeping inspections are helping to control the problem.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

8. Report of Committees – Presented earlier in meeting
9. Unfinished Business – None
10. New Business
 - A. Taken out of order
 - B. Chairman asked for a motion to approve the establishment of two annual \$2000 scholarships in the name of the late Commissioner Gerard Frappier. A motion was made by Vice Chairwoman Rochefort and seconded by Chairman Lahousse.

The Director gave a brief overview. He noted that HUD has approved of this action. The Chairman voiced his strong support to honor Gerry Frappier's memory; the Board concurred. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

- C. Taken out of order
11. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Corbeille and seconded by Commissioner Anthony at 5:25 p.m.

Roll call vote was unanimous.

Robert Kulik
Executive Director